

FAX Cover

Date: 5/30/13

To: Planning & Zoning Commission

Fax#: 209-5035

From: Sharon A. Anderson

Phone: 822-3954

(left rings 6x for voicemail)

Re: CU-13-04

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05-30-13A09158 RCV'D

Development &
Engineering Services

5/30/2013

Sharon A. Anderson
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Bryan, Tx 77801

Planning and Zoning Commission, City of Bryan
300 Texas Ave
Bryan, Tx 77803

822-3954 - Ring 6*
for voicemail

Dear Planning & Zoning Commission:

Regarding the Watson Lane Townhomes (CU-13-04), I think there are 2 main points to consider - noise and parking.

Watson Lane has no parking/tow away zones on both sides of the street. As Chairman Beckendorf has stated in the past, the parking required by developments of this sort are not sufficient. No matter what is provided there is a need for more parking. If there is no parking on Watson Lane where is the overflow going? The visitors to the townhomes and the patrons of Carney's Pub will be competing for parking spots.

Carney's Pub already generates too much noise that noise complaints to the police are a regular occurrence. Now the residents of the townhomes will be affected by this noise and we can expect them to add to the noise complaints. As a result, more police calls to this area.

This alone will make long term owners and/or tenants doubtful. In addition, because of the proximity to Texas A&M, the residents of the townhomes ~~are~~ will likely be students and staff of A&M. At times, they will generate their own noise. Again more noise complaints to the police. For the residents along Watson Lane, this makes a bad situation worse.

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Pt2 Commission,
City of Bryan

The developer of this property has indicated to some of the Watson home residents that his townhomes will force Carney's Pub to close. Making it a "quieter neighborhood". Since Carney's Pub has just spent money renovating, I doubt Carney's will close willingly. More likely it will make changes to its operation and continue to do business.

Because of the lack of zoning in the past, there are situations where businesses and neighborhoods are too close. Buffering is lacking. Carney's used to be a restaurant, Youngblood's. As a family restaurant it went with the neighborhood. It's successor, Carney's, has not been a welcome addition. Why make a bad situation worse by adding townhomes to the mix.

This commission stated their interest in having businesses along this S. College location. As 2 retail units are part of this conditional use, can the commission require the retail units be built first?

Thank you for your consideration.

Sincerely,
Sharon A Anderson


Sharon A. Anderson